

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 17, 2016



FP16-21: proposed Final Plat of Campus Club Estates

SIZE AND LOCATION: 0.42 acres of land located at the northwest corner of Green Street and Fairway Drive and currently addressed as 3108 Green Street

EXISTING LAND USE: single-family residence

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Justin Whitworth representing Bona Fide Acquisitions, LLC.

AGENT(S): Kerr Surveying, LLC.

STAFF CONTACT: Stephanie Doland, Staff Planner



PROPOSED SUBDIVISION:

The applicant and property owner, Justin Whitworth of Bona Fide Acquisitions, LLC., is proposing to plat 0.42 acres of the Zeno Philips League, A-45 into 3 new lots, proposed Lots 1 through 3 in Block 1 of the Campus Club Estates Subdivision. The subject property was developed with a single-family residence in 1956 and the applicant intends to remove the existing home prior to the recording of this final plat. Located on all sides of the property and across Green Street and Fairway Drive there exist single-family residences.

With this final plat, \$1,040 in parkland dedication and development fees are due, as required by subdivision regulations. The plat also proposes a public access easement at the southernmost corner of proposed Lot 1 for the future construction of a sidewalk crossing. The applicant has proposed, and the City Engineer has accepted, payment into the City's sidewalk fund in lieu of sidewalk construction, as provided for in Bryan Code of Ordinances Section 110-59(k).

The proposed final plat also shows the dedication of two 10-foot wide public utility easements adjacent to the rights-of-way for Green Street and Fairway Drive. The plat also proposes dedication of a 7.5-foot wide public utility easement along the rear (southwest) of the 3 new lots. The proposed easements are planned to accommodate existing public water and electric utilities, as well as the proposed extension of public sanitary sewer.

Public utility service to the new lots will be provided by the existing 12-inch water line and the proposed extension of a 6-inch sewer line located along Green Street. The width of Green Street varies from 22 feet to 25 feet wide and, due to the narrow width of the street no parking signs will be installed along Green Street.

RECOMMENDATION:

This proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.